



Planning Division  
City of Bend  
(541) 388-5580 ext. 3  
planning@bendoregon.gov  
710 NW Wall Street, Bend OR 97703

## DUPLEXES IN RESIDENTIAL ZONING DISTRICTS

### QUICK REFERENCE GUIDE

A Duplex is defined as two dwelling units on the same property. They may be detached or attached, either horizontally or vertically. See [Bend Development Code \(BDC\) 2.1](#) and [BDC 3.6.200.H](#) for detailed requirements. If one of the two units is 800 square feet or less, it may qualify as an accessory dwelling unit. See [3.6.200.B](#).

Two side-by-side dwellings sharing a common wall but located on their own individual lots are considered townhomes, regulated under [BDC 2.1](#) and [3.6.200.D](#).

This guide covers duplexes in residential zoning districts. For duplexes in Mixed Use zoning districts, refer to [BDC 2.3](#).

### ELIGIBILITY

Duplexes are permitted uses in the RL, RS, RM and RH zoning districts.

### DEVELOPMENT STANDARDS

Lot Area and Dimension Requirements (see <a href="#">BDC 2.1.500</a> )		
Zoning District	Minimum Lot Area	Minimum Lot Dimensions
RL	10,000 sq. ft.	Minimum lot width: 50 ft. Minimum lot depth: 100 ft.
RS	4,000 sq. ft.	Minimum width: 40 ft. Minimum lot depth: 50 ft.
RM	2,500 sq. ft.	Minimum width: 30 ft. Lot depth: 50 ft.
RH	1,250 sq. ft.	Minimum width: 30 ft. Lot depth: 50 ft.
All		<ul style="list-style-type: none"> <li>Bulb of a cul-de-sac minimum width: 30 ft. min.</li> <li>Corner lots or parcels must be at least five feet more in width</li> <li>Development alternatives: see <a href="#">BDC Chapter 3.8</a></li> </ul>



#### Accommodation Information for People with Disabilities

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact the Planning Division at planning@bendoregon.gov or (541) 388-5580; Relay Users Dial 7-1-1.

<b>Minimum Density:</b> Units/Gross Acre	<ul style="list-style-type: none"> <li>• RL: 1.1</li> <li>• RS: 4.0</li> <li>• RM: 7.3</li> <li>• RH: 21.7</li> </ul>
<b>Maximum Density:</b>	None
<b>Maximum Lot Coverage:</b>	<ul style="list-style-type: none"> <li>• RL: 35%</li> <li>• RS: 50% for single-story and 45% for all others</li> <li>• RM: 60%</li> <li>• RH: None</li> </ul>
<b>Building Setbacks:</b>	See <a href="#">BDC 2.1.300</a>
<b>Building Height:</b>	<ul style="list-style-type: none"> <li>• RL and RS: 35 feet</li> <li>• RM: 40 feet</li> <li>• RH: 50 feet</li> </ul>
<b>Floor Area Ratio:</b>	In the RS District, the FAR as defined in <a href="#">BDC Chapter 1.2, Definitions</a> , must not exceed 1.1 for three-story residential uses and accessory structures.
<b>Spacing Requirement:</b>	Detached dwelling units must be at least six feet apart as measured between building footprints.

## SITE IMPROVEMENTS (SEE [BDC 4.2.400.A.3.C](#))

<b>Parking and Driveways:</b> See BDC 3.6.200.H.2	<ul style="list-style-type: none"> <li>• Proposed parking areas and driveways must be paved. Driveway apron design must conform to City of Bend Standards and Specifications.</li> <li>• Driveway access must be from the street with the lowest classification.</li> <li>• Duplexes may have two driveway approaches on local streets.</li> <li>• The combined width of driveway approaches must not exceed 32 feet.</li> <li>• A seven foot separation is required between approaches.</li> <li>• The minimum driveway width is 10 feet.</li> </ul>
<b>Sidewalk and Curbs:</b>	Sidewalks must be installed if sidewalks exist within 600 ft. of the property on the same side of the street; corner lots require ADA-compliant curb ramps.
<b>Street and/or Alley Improvements:</b>	Full street and/or alley improvements must be constructed along the frontages of the property when an improved street and/or alley has been built to the property line.



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**Water and Sewer Service:**

Must meet Oregon code for one and two-unit dwellings. New connections to the public sewer system are regulated by [Bend Code Title 15](#). (Consult a licensed plumber or professional designer/architect to determine if code requirements are met)

A will-serve letter is required from the serving water district if property is not served by City of Bend water. (Call Avion at 541-382-5342 or Roats at 541-382-3029).

## PARKING

**Minimum On-Site Spaces:** None

## REQUIRED REVIEW PROCESS

- 1) A Minimum Development Standards Review application is not required; however, compliance with BDC 4.2.400.A.3., Approval Criteria is required and will be verified through the building permit process.
- 2) Register for and sign in to a CityView Portal account through the City of Bend's [Online Permit Center](#)
- 3) File for a [Building Permit](#) (Review time varies; anticipate 4-8 weeks)
- 4) Pay permit fees and System Development Charges (SDCs)
- 5) City issues Building Permit

Planning Division review may be required for structures on properties that are Historic Resources or located in the Historic Districts or Waterway Overlay Zone (WOZ). For more information, please contact [planning@bendoregon.gov](mailto:planning@bendoregon.gov) or 541-388-5580 menu option 3.

## 2021 FEES (EFFECTIVE JULY 1, 2021 – JUNE 30, 2022)

**Building Permit**

E-mail [building@bendoregon.gov](mailto:building@bendoregon.gov) for estimate  
(Note: fee estimate includes SDCs)

**System Development Charges (SDCs)**

*For a duplex on previously undeveloped property:*

Streets	\$8,788
Parks	\$8,442-19,438
Water (if served by City)	\$5,857 for ¾" service; \$9,956.90 for 1"
Sewer (if served by City)	\$10,446

*For redevelopment or infill, SDC credits may apply.*



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